



City of Rockville
 Department of Community Planning and Development Services
 Historic Preservation Office
 111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8830
 www.rockvillemd.gov/historic

ATTACHMENT A

RECEIVED
 MAY 06 2010
 COMMUNITY PLANNING
 AND DEVELOPMENT SERVICES

APPLICATION FOR HISTORIC DISTRICT COMMISSION (HDC)

PROJECT IDENTIFICATION:

Victory Court (to be constructed on a portion of the area bordered by Maryland Avenue, Fleet Street, and Monroe Street)

Application is hereby made with the Historic District Commission of Rockville for a Certificate of Approval for the property described below:

PLEASE PRINT CLEARLY OR TYPE	PROPERTY ADDRESS		
	NUMBER, STREET & ZIP <u>City of Rockville. Building address to be determined.</u>		
	SUBDIVISION	LOT <u>Part of Lots 1 through 13.</u>	BLOCK <u>2</u>
	ZONING <u>MXT</u>	TAX ACCOUNT NO.	PROPERTY SIZE (in square feet) <u>144,016 (Proposed Lot 2)</u>
APPLICANT*	NAME		
	FIRST <u>James A.</u>	MAILING ADDRESS - NUMBER, STREET, CITY, STATE, ZIP	
	LAST <u>Brown, Jr.</u>	PHONE / FAX / E-MAIL	
PROPERTY OWNER	MAILING ADDRESS - NUMBER, STREET, CITY, STATE, ZIP		
	FIRST <u>Alisa</u>	P: (240) 777-3623	
	LAST <u>Wilson</u>	F: 301-493-9788 jbrown@victoryhousing.org	
ARCHITECT Registration #	COMPANY <u>Grimm + Parker Architects</u>		
	LAST <u>Schutz</u>	FIRST <u>Logan</u>	

SCOPE OF WORK		
<input checked="" type="checkbox"/> FENCE	<input checked="" type="checkbox"/> MATURE TREE REMOVAL	<input type="checkbox"/> CHIMNEY
<input type="checkbox"/> SIDING/TRIM	<input type="checkbox"/> WINDOWS/DOORS	<input type="checkbox"/> MISCELLANEOUS
<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ORDINARY MAINTENANCE
<input type="checkbox"/> PARKING LOT	<input type="checkbox"/> ROOFING	<input checked="" type="checkbox"/> NEW CONSTRUCTION
<input checked="" type="checkbox"/> LANDSCAPING	<input type="checkbox"/> ACCESSORY BUILDING	<input type="checkbox"/> OTHER

* A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

Description of the proposed work in brief (attach additional sheets as necessary):

Construction of an 86-unit affordable housing community for independent seniors on property adjacent to an historic district in the City of Rockville and associated work required for development

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this permit.

TO BE COMPLETED BY STAFF	
Application #:	<u>HDC-2010-00496A</u>
Public Hearing Date:	<u>5-10-10</u>
Decision	<input type="checkbox"/> Approved <input type="checkbox"/> Staff Approval
	<input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions
45 Day Review Date:	<u>6-15-10</u>
Staff reviewer:	<u>DDZ</u>

Signature of Applicant [Signature] Pres.

Received by:	<u>DDZ</u>
Accepted by:	<u>DDZ</u>
Date:	<u>4/27/10</u>

See reverse side
 Revised 3/07

A-



HDC

SUBMITTAL PROCEDURES FOR HISTORIC DISTRICT COMMISSION (HDC) CERTIFICATE OF APPROVAL

Each applicant needs to be aware of the following facts about the processing of this application. After reading the following information, please sign below to acknowledge your understanding.

1. PRE-APPLICATION MEETING

A pre-application meeting with the historic preservation staff is recommended prior to filing all applications. Please call the preservation office at 240-314-8230 to schedule a meeting with staff.

2. COMPLIANCE WITH GUIDELINES

Projects must comply with the City's *Technical Guides for Exterior Alterations*, available via the Internet at www.rockvillemd.gov/historic/tech-guides.html or in printed form at the Department of Community Planning and Development Services.*

3. FILING LOCATION

Applications must be filed with the City of Rockville Community Planning and Development Services Department at 111 Maryland Avenue, Rockville, MD. Applications will not be accepted until they are determined to be complete by City staff. The application must be filed by the last Tuesday of the month prior to the scheduled Historic District Commission meeting.

4. INSPECTION OF THE PROPERTY

Members of the Historic District Commission and City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

5. HEARING/MEETING APPEARANCE


Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are held on the third Thursday of the month, in the Mayor and Council Chambers at City Hall at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present his/her case before the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

6. FILING DEADLINES

Applications are due by the last Tuesday of the month preceding the regularly scheduled HDC meeting. A schedule of filing deadlines is maintained by the Planning Division.

7. SIGN

A sign will be posted by the City staff on the property announcing the public hearing by the Historic District Commission approximately one week prior to the meeting.


Applicant's Signature
4/27/10
Date

*In addition to the City's *Technical Guides for Exterior Alterations* (see #2 above), applicants may also find it useful to consult the following publications:

- The Secretary of the Interior's Standards for Rehabilitation: www.cr.nps.gov/hps/tps/standards/rehabilitation.htm
- The HDC's Adopted Architectural Design Guidelines: www.rockvillemd.gov/historic/guidelines1977.htm



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RECEIVED
 MAY 06 2010
 COMMUNITY PLANNING
 AND DEVELOPMENT SERVICES

APPLICATION FOR HISTORIC DISTRICT COMMISSION (HDC)

PROJECT IDENTIFICATION: Proposed Lots 1,3,4,5,6, & 7 and Outlots A & B (Rockville Heights Historic District Properties)

Application is hereby made with the Historic District Commission of Rockville for a Certificate of Approval for the property described below:

PLEASE PRINT CLEARLY OR TYPE	PROPERTY ADDRESS			
	NUMBER, STREET & ZIP City of Rockville, multiple addresses: 150 Maryland Ave. and 101, 103, 105, and 107 Fleet Street			
	SUBDIVISION	LOT Lots 1,3,4,5,6, & 7 and Outlots A & B	BLOCK 2	
	ZONING MXT	TAX ACCOUNT NO.	PROPERTY SIZE (in square feet) 42,217 (Lots 1,3,4,5,6, & 7 and Outlots A & B)	
APPLICANT*	NAME MAILING ADDRESS - NUMBER, STREET, CITY, STATE, ZIP PHONE / FAX / E-MAIL			
	FIRST James A.	Victory Housing, Inc. (on behalf of a to be formed ownership entity) 5430 Grosvenor Lane, #210, Bethesda, MD 20814		P: 301-493-6000 F: 301-493-9788 jbrown@victoryhousing.org
PROPERTY OWNER	FIRST Alisa	Montgomery County, MD 100 Maryland Avenue, 4th Floor Rockville, MD 20850		P: (240) 777-3623 alisa.wilson@montgomerycountymd.gov
	LAST Wilson			
ARCHITECT Registration #	COMPANY Grimm + Parker Architects			
	LAST Schutz	FIRST Logan		

SCOPE OF WORK		
<input checked="" type="checkbox"/> FENCE	<input type="checkbox"/> MATURE TREE REMOVAL	<input type="checkbox"/> CHIMNEY
<input type="checkbox"/> SIDING/TRIM	<input type="checkbox"/> WINDOWS/DOORS	<input type="checkbox"/> MISCELLANEOUS
<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ORDINARY MAINTENANCE
<input type="checkbox"/> PARKING LOT	<input type="checkbox"/> ROOFING	<input type="checkbox"/> NEW CONSTRUCTION
<input checked="" type="checkbox"/> LANDSCAPING	<input type="checkbox"/> ACCESSORY BUILDING	<input checked="" type="checkbox"/> OTHER Shared-use path; emergency access drive

* A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

Description of the proposed work in brief (attach additional sheets as necessary):

Improvements related to the construction of an 86-unit affordable housing community for independent seniors on property adjacent to an historic district in the City of Rockville

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this permit.

TO BE COMPLETED BY STAFF

Application #: 2020-0000-0000-0000
 Public Hearing Date: 5/20/10
 Decision ☐ Approved ☐ Staff Approval
☐ Denied ☐ Approved w/conditions
 45 Day Review Date: 6-15-10
 Staff reviewer: 102

Signature of Applicant

Pres.

Received by: 202
 Accepted by: 208
 Date: 4/17/10

See reverse side
 Revised 3/07



HDC

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Applicant's Signature


Date

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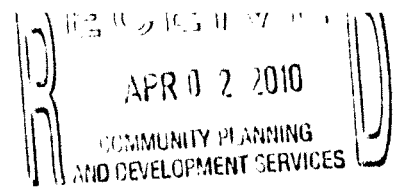
- The Secretary of the Interior's Standards for Rehabilitation: www.cr.nps.gov/hps/tps/standards/rehabilitation.htm
- The HDC's Adopted Architectural Design Guidelines: www.rockvillemd.gov/historic/guidelines1977.htm



LAW OFFICES

MILLER, MILLER & CANBY

CHARTERED



COMMUNITY PLANNING
AND DEVELOPMENT SERVICES

ATTACHMENT B

PATRICK C. MCKEEVER (DC)
JAMES L. THOMPSON (DC)
LEWIS R. SCHUMANN
JODY S. KLINE
HELEN S. WALKER
MAURY S. EPNER (DC)
JOSEPH P. SUNTUM

200-B MONROE STREET
ROCKVILLE, MARYLAND 20850
(301) 762-5212
FAX (301) 424-9673
WWW.MILLERMILLERCANBY.COM

SUSAN W. CARTER
ROBERT E. GOUGH
DONNA E. MCBRIDE (DC)
GLENN M. ANDERSON (FL)
MICHAEL G. CAMPBELL (DC, VA)
SOO LEE CHOI (CA)
AMY C. GRASSO

* All attorneys admitted in Maryland and where indicated

SLCHO@MIMCANBY.COM

March 30, 2010

Mr. Cas Chasten
City of Rockville
Planning Department
111 Maryland Avenue
Rockville, MD 20850

RE: Victory Court Senior Housing Project;
Site Plan Application STP2010-00034;
Letter re Status of Special Exception Conditions of Approval

Dear Cas:

Per your request, the following information describes how the Applicant has complied or will comply with the conditions of approval set forth in the Board of Appeals Amended Decision dated January 20, 2010 relative to Special Exception Application SPX2009-00378.

The Applicant's responses are set forth below to the conditions as described:

1. *Site improvements and building construction activity must be conducted in substantial accordance with the site development and building plans as submitted.*

RESPONSE: Applicant will comply with all requirements.

2. *The site development plan shall be amended to clearly denote/identify location of resident, staff, and visitor parking spaces.*

RESPONSE: Applicant will amend the Site Plan submission to clearly denote parking spaces as required along with other comments anticipated to be received at the Development Review Committee meeting scheduled for April 1, 2010.

3. *The proposed twelve (12)-space parking lot located within the site's historic district will be eliminated and shall be redesigned as an access way for emergency vehicular access via Maryland Avenue.*

RESPONSE: Applicant has complied with this condition.

4. *The applicant will work with the Fire Marshal to determine appropriate signage and/or other improvements needed to clearly demarcate the "End of Fire Department Access," e.g., the area (as shown on the accompanying site plan) that will allow fire department vehicular access via Maryland Avenue.*

RESPONSE: Applicant will comply with this condition.

5. *Prior to the project's Site Plan Approval stage, the applicant and property owner will work with the County agency which has oversight over its structured parking facilities, to determine the feasibility of allowing employees of the proposed senior housing facility, to access and park their personal vehicles in the neighboring County-owned parking garage located at the corner of Fleet Street and Monroe Street. Such an agreement would enable the applicant to pick up the twelve (12) on-site parking spaces eliminated with the removal of the proposed twelve (12) space parking facility located within the site's historic district.*

RESPONSE: Applicant is in the process of addressing this condition.

6. *The August 5, 2009 "Transportation Report" must be revised as follows:*
- a. *Remove the verbiage "the Bicycle Master Plan recommends a width of ten (10) feet."*
 - b. *Remove the verbiage, "However, the project area does not abut Fleet Street and, therefore, is not within the scope of this Transportation Report." Replace it with a statement that indicates that it is within the scope of the project.*

RESPONSE: Applicant is in the process of addressing this condition.

7. *Site refuse and trash collection must be conducted in accordance with applicable City Code and the County's Noise Ordinance.*

RESPONSE: Applicant will comply with this condition.

8. *The applicant will upgrade the existing water main located in Monroe Street between the two existing 8-inch mains at Fleet Street and Courthouse Walk.*

RESPONSE: Applicant is in the process of addressing this condition.

9. *The applicant must comply with the Stormwater Management (SWM) concept plan conditionally approved on April 23, 2009. If final engineering plans and a permit for construction are not approved and issued by May 4, 2010, the concept plan approval may become void. The site must then comply with the new State of Maryland stormwater regulations.*

RESPONSE: A revised SWM concept plan was approved on March 2, 2010 by DPW which supersedes the previous concept plan approval and which states that the concept is consistent with the City of Rockville's interim guidelines for MDE's ESD requirements, and as such, the May 4, 2010 approval deadline does not apply.

10. *The applicant must study the existing storm drain outfall for safe conveyance of stormwater between the project site and the Mount Vernon Place outfall behind Richard Montgomery High School. The results of this study may require an upgrade at the applicant's expense, to the public storm drain system. This study must be completed during the detailed engineering review.*

RESPONSE: Applicant is in the process of addressing this condition.

11. *The applicant will upgrade and install new sidewalks, together with accompanying planting strips, along Maryland Avenue and Monroe Street and a shared use path along the site's Fleet Street frontage. Ultimate design of all such street frontage improvements will be determined at the project's Site Plan Application stage.*

RESPONSE: Applicant is in the process of addressing this condition in conjunction with transportation staff, historic preservation staff and the HDC.

12. *A Final Forest Conservation Plan shall be submitted in connection with the Site Plan and reflect the following revisions to the Preliminary Forest Conservation Plan:*

- a. *Reduce and revise the proposed planting within the forest save/forest conservation easement area to reflect the locations of the existing trees.*
- b. *Provide tree planting on the lots within the Historic District.*

RESPONSE: Applicant will comply with this condition, subject to HDC approval of proposed tree plantings on historic district lots.

13. *The applicant shall work with the City Forester and Planning staff to refine the landscaping in the rear of the building, i.e., specific site locations, species type, and number of proposed plantings.*

RESPONSE: Applicant will comply with this condition.

14. *All forest conservation and significant tree replacement requirements shall be met on-site in accordance with the plans submitted.*

RESPONSE: Applicant will comply with this condition.

15. *All proposed outdoor/exterior site lighting must be installed in accordance with applicable requirements of the City's Landscaping, Screening, and Lighting Manual. The location of all lights should be clearly denoted on the site plan, and a lighting plan showing that lights do not create glare or excessive light spillage onto neighboring land uses must be submitted for review and approval by the Chief of Planning as part of the project's Site Plan Application.*

RESPONSE: Applicant will comply with this condition.

16. *The applicant shall make, prior to the issuance of any building permit, a monetary contribution of \$6,500 for the implementation of one bus shelter to be located nearby to the subject site. This contribution will be incorporated into the Bus Stop Beautification CIP project. The applicant will also provide a Public Improvement Easement for the bus shelter and concrete pad along the applicant's Monroe Street frontage. The easement must be recorded prior to issuance of the building permit.*

RESPONSE: Applicant will comply with this condition prior to issuance of the building permit.

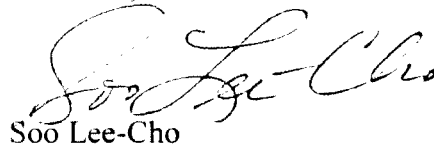
17. *The roof height shall be 39 feet or less, measured from the street grade elevation for Monroe Street opposite the middle of the front of the building to the highest point of roof surface of the flat roof.*

RESPONSE: Applicant's revised elevations comply with this condition.

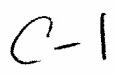
Thank you for your consideration of the above.

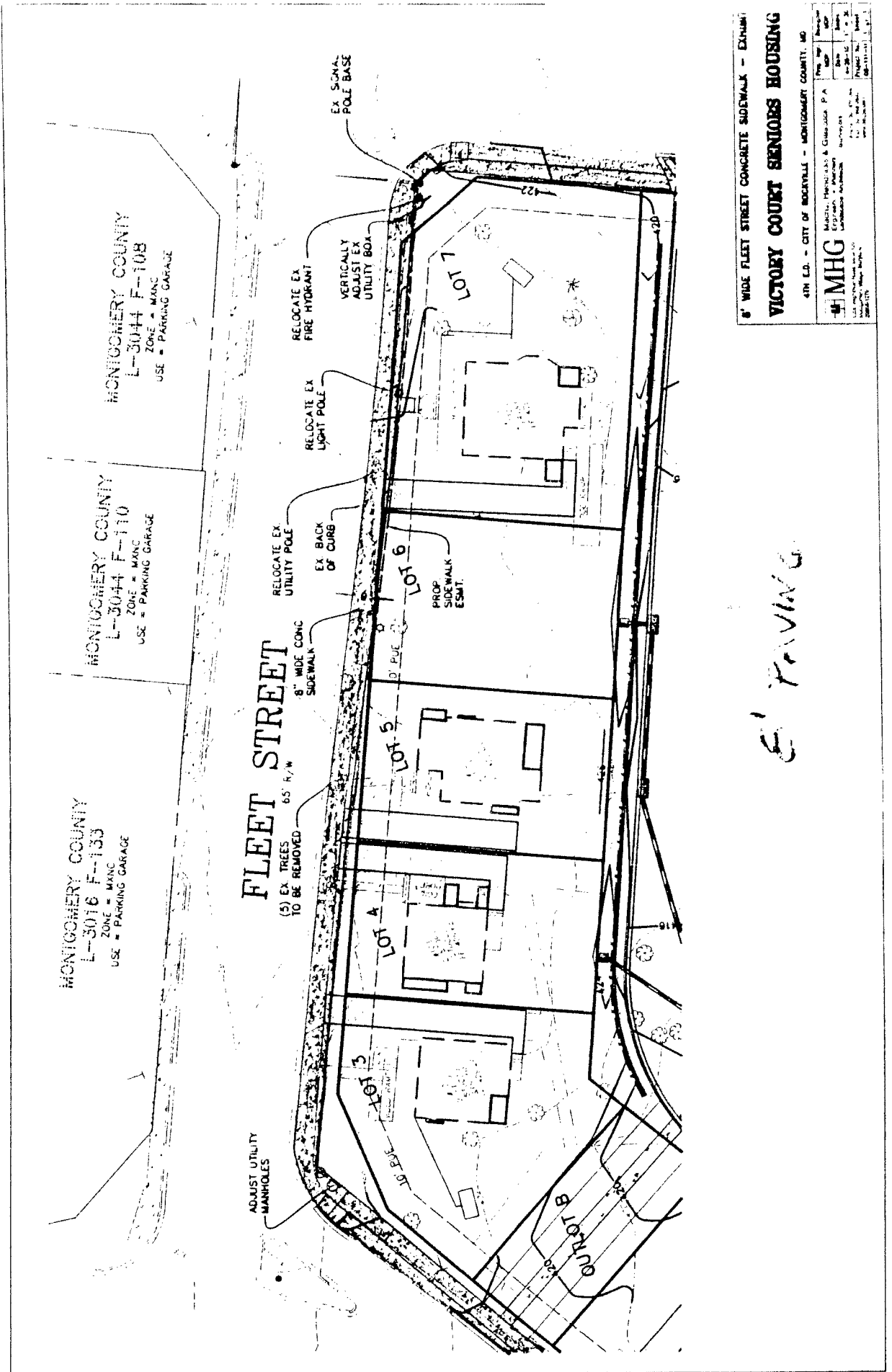
Sincerely,

MILLER, MILLER & CANBY


Soo Lee-Cho

cc: Jim Wasilak
Bobby Ray
Jim Brown
Jeff Blackwell
Mike Plitt
Logan Schutz
Jody S. Kline, Esquire





8' WIDE FLEET STREET CONCRETE SIDEWALK - EXHIBIT

VICTORY COURT SENIORS HOUSING

4TH LD. - CITY OF ROCKVILLE - MONTGOMERY COUNTY, MD

Project No.	108111dwg/EX_11
Sheet No.	1 of 1
Scale	AS SHOWN
Date	4/26/2010
Drawn by	MMH
Checked by	MMH
Project No.	108111dwg/EX_11
Sheet No.	1 of 1
Scale	AS SHOWN
Date	4/26/2010
Drawn by	MMH
Checked by	MMH

MMH
MAGNUS, HENDRICKS & GLASCOCK, P.A.
1000 E. JEFFERSON AVE., SUITE 100
ROCKVILLE, MD 20850
TEL: 301-761-1000
FAX: 301-761-1001
WWW.MMH-PA.COM

8' PAVING

VOID
